City Manager's Weekly Update

Contact us:



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Upcoming Meetings

June 24th Council Meeting (continued to July 8th)

July 1st Planning Commission MeetingJuly 4th Holiday - City Hall Offices Closed

July 8th Council Meeting



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Executive Summary

First Quarter 2014 Sales Tax

The City's revenue consultant, MuniServices, has provided preliminary results for the first quarter of 2014 sales tax returns. Specifically, the City's sales tax receipts increased a modest 0.8%, while the State and San Mateo County both increased by 3.7% and 0.3%, respectively, over the same quarter last year. This change brings the total increase in sales tax returns to around 2.9% for the fiscal year which is about what was anticipated in the budget.

Housing Element 2007-2014

On Tuesday June 17th the Planning Commission held a study session to review the pending update to the City's General Plan Housing Element (2015-2023). The study session included a discussion of forthcoming zone text amendments related to implementation of the City's current Housing Element 2007-2014, a review of current housing trends in Belmont and San Mateo County, and a review of goals and programs that will work to address these housing trends over the next eight (8) years. The City Council will be holding a Housing Element study session on July 8, 2014 at 6:30 PM. Please see the attached newsletter below for more information about housing in Belmont and the Housing Element update process. For questions related to the Housing Element please contact Jennifer Rose, <u>irose@belmont.gov</u> or (650) 595-7453.

Sewer Rates Hearing Continued to July 8th





Summer 2014

The Belmont Housing Element is one of the sections (or elements) of the City of Belmont General Plan. It contains background information assessing housing needs in your community and sets forth goals, policies and implementing programs to address community needs.

Help Us Improve on the Successes of the Belmont Housing Element

During the 2007 to 2014 planning period, Belmont was faced with several important housing issues: (1) providing housing affordable to all segments of the population; (2) preserving and improving the quality of the housing stock; (3) providing adequate residential sites to accommodate the City's future housing needs; and, (4) achieving a balance between employment and housing opportunities.

The City worked to address these issues through a series of goals, policies and practical programs, all consistent with the City's Vision Statement. Below are some of these accomplishments:

Updating Regulatory Documents

The City of Belmont is working to update key elements of the General Plan, and has prepared new Zoning regulations and Design Guidelines that will allow for increased housing development within the City's Priority Development Area (PDA) which consists of approximately 65 acres surrounding the Caltrain station at the intersection of Ralston Avenue and El Camino Real. Updating the City's regulatory framework will facilitate transformation of Downtown Belmont to a thriving commercial and residential activity node.

Economic and Housing Opportunities Case StudyIn 2011, the City of Belmont was



City Council Study Session City of Belmont Housing Element Update

July 8, 2014 — 6:30 p.m.

Belmont City Hall Emergency Operations Center One Twin Pines Lane, 2nd Floor Belmont, CA 94002

Your involvement in the 2015-2023 Housing Element Update is important. You can learn more and keep informed by going to the City's website at www.belmont.gov/housingelement

selected as one of four case study cities to participate in an Economic and Housing Opportunities ("ECHO") Assessment offered through the Grand Boulevard Initiative. The findings and recommendations of the ECHO II study have provided the City with a detailed analysis of its existing and proposed regulatory framework, and enabled the City to develop a comprehensive downtown revitalization action plan. One of the key findings from this case study was the need for additional housing in downtown Belmont.

Need for Affordable Housing



Due to high housing costs in San Mateo County, many families spend more than the recommended 30 percent of their income on housing. Just under half of Belmont residents making under \$75,000 annually are overpaying

for housing. Almost all of the lowest income renters, those making under \$35,000, are overpaying on rent. These high costs are a particular burden for seniors, young families and lower income workers or others with special needs. People paying more than 50 percent of their income are especially vulnerable to housing displacement.

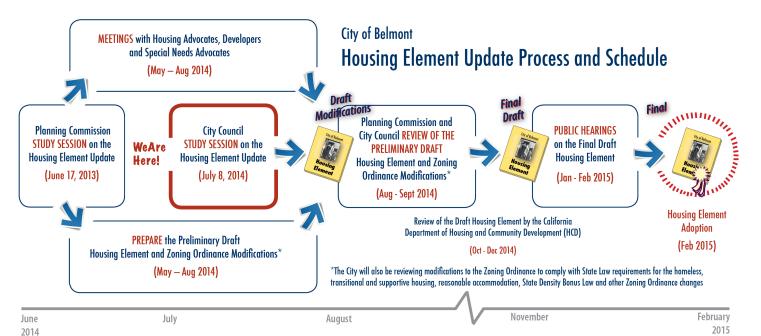
The tables on the next page illustrate salaries of various local jobs and average rents and sales prices in Belmont in 2013. Between 2014 and 2022, Belmont is required by State law to provide the opportunity for a total of 468 housing units to be built and affordable at the income levels listed in the last table. These numbers were derived through a process involving all 21 jurisdictions in San Mateo County and is referred to as the City's Regional Housing Needs Allocation (RHNA) for the 2015-2023 Housing Element planning period.

Adequate workforce housing is often an important consideration for local businesses as well. So having quality, affordable housing choices for all members of the community is crucial to the well-being of Belmont's residents and to the local economy.

BELMONT SNAPSHOT

_					
Belmont	County				
Population (201	3)				
26,316	735,678				
Housing Units (2013)				
11,037	272,477				
Vacancy Rate (2	013)				
4.1%	4.9%				
Persons Per Hou	usehold (2013)				
2.40	2.80				
Local Jobs (201	0)				
8,180	345,200				
Projected Local	Jobs (2040)				
10,450	445,080				
Projected House	Projected Households (2040)				
11,790	315,090				
Projected Hous	ing Units (2040)				
12,150	326,070				
Projected Popu	lation (2040)				
29,800	904,430				

Source: California Department of Finance Estimates (January 2013) and Association of Bay Area Governments (ABAG) Projections 2013

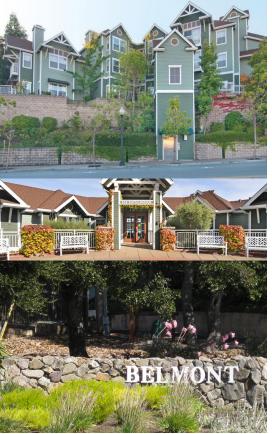


WHAT CAN RESIDENTS AFFORD?

The amount that residents can afford to spend on housing depends on their income. Specifically, federal guidelines suggest that people not spend more than 30 percent of their earnings on rent or mortgage, including utilities.

The table to the right illustrates what is a monthly affordable housing payment for different employed residents in the Bay Area based on their incomes.





Representative Salaries	Gross Annual	Affordable Monthly
Source: U.S. Dept of Labor	Income	Housing Cost
SINGLE WAGE EARNER		
Senior on Social		
Security	\$15,000	\$375
Minimum Wage Earner	\$16,640	\$416
Paralegal	\$60,000	\$1,500
Elementary School		
Teacher	\$79,000	\$1,975
Software Engineer	\$90,000	\$2,250
Biochemist	\$106,000	\$2,650
Associate Attorney	\$185,000	\$4,625
TWO WAGE EARNERS		
Minimum Wage		
Earner and		
Software Engineer	\$106,640	\$2,666
Biochemist and Paralegal	\$166,000	\$3,900

Average Rents 2013					
	Belmont		San Mateo County		
	REALFACTS CRAIGSLIST		REALFACTS CRAIGSLIST		
Studio	\$1,387	\$1,384	\$1,463	\$1,429	
One Bedroom	\$1,696	\$1,725	\$2,004	\$1,990	
Two Bedroom	\$2,254	\$2,251	\$2,285	\$2,660	
Three Bedroom	\$2,643	\$3,531	\$3,400	\$3,758	

Median Home Sales Prices 2013				
	Belmont 3rd Q 2013	San Mateo County 3rd Q 2013		
Single Family Residential	\$1,123,500	\$936,500		
Townhome/Condominium	\$804,000	\$550,000		

Source: Craiglist rental survey conducted in June and July of 2013. RealFacts rents for 2013. Source for sales prices is the San Mateo County Association of Realtors (SAMCAR) for the 3rd Quarter of 2013.

2014-2022 Regional Housing Needs Allocation for Belmont						
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Units	Total
Units	58	58	63	67	222	468
Income*	\$27,150	\$45,250	\$72,400	\$98,900	\$98,900+	

^{*}Maximum Income for a two-person Household Based on 2013 California Income Limits

What is a Housing Element?



The State of California requires that every city make its regional fair share of land available for residential development. By State law, cities must identify how and where the housing needs of each community will be met by completing what's known as a Housing Element. Currently, all 21 jurisidictions in San Mateo County have adopted Housing Elements that have been certified by

the California Department of Housing and Community Development (HCD) for the 2007-2014 planning period. Now, all 21 jurisdictions in the County are required to update their Housing Element for the 2015-2023 planning period.

The Housing Element is the blueprint for future housing development in the city. It includes goals, policies, and programs that direct residential decision-making. Under State law Housing Elements are required to:

- 1. Evaluate the City's existing housing policies and programs.
- 2. Conduct a housing needs assessment based on local demographics and housing conditions.
- 3. Develop goals, objectives and policies defining the community's position on housing issues and setting measurable targets for meeting housing needs.
- 4. Develop an inventory of potential sites where housing may be constructed.
- 5. Analyze any obstacles or constraints to housing production in the community.
- 6. Create an action plan identifying implementing programs the city or other entities will implement to achieve our housing objectives.

We believe the most reasonable and responsible way to create the Housing Element Update is to do so through an open, public process. The update will engage elected officials, appointed City commission and committee members, key stakeholders, planning specialists and all Belmont residents who would like to help shape the future of the community (please see the graphic of the process and the schedule for the update). As you can see in the graphic, we are early in the process and your involvement now will be critical to helping ensure success in this effort.

Please Mark Nour Calendar!

City Council
Study Session
City of Belmont
Housing Element Update

July 8, 2014 — 6:30 p.m.

Belmont City Hall Emergency Operations Center One Twin Pines Lane, 2nd Floor Belmont, CA 94002 Your involvement in the 2015-2023 Housing Element Update is important. You can learn more and keep informed by going to the City's website at www.belmont.gov/housingelement

Key Questions For You to Consider:

- Over the past five years, how has the housing situation in Belmont affected you, your family and your friends?
- What can we do to further improve or adjust our policies to continue recent successes?
- How should emerging environmental issues, such as energy costs and global warming, affect the location and type of future housing?
- What type of housing options do seniors prefer? How about young adults and families? Can Belmont provide these choices?
- How should this type of housing be provided? Who should pay for it?
- What messages about housing would you like to give to community decision makers?



For Further Information Please Contact

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Housing and
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Belmont Finance Department
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Department Weekly Highlights



Sewer Division

- Inspected and cleaned 11 sewer pump stations
- The service truck (205) responded to 5 service calls
- Daily cleaning of the Ralston Ranch "rag catcher"
- Jetted (cleaned) 5,320 feet of sewer main
- The Closed Circuit TV (CCTV) van videoed 2,543 feet of sewer main
- Inspected 2 newly constructed sewer connections via CCTV video
- Performed sewer video inspections on 5 lower laterals
- Completed the drought tolerant landscaping project at the Hiller pump station
- Met with Silicon Valley Sanitary Association staff to schedule sanitary sewer overflow sampling training in conjunction with other agencies
- Updated the Ball field pump station with stainless steel hardware and brackets
- Vacuumed debris and washed down the wet wells at Motel 6 and the Ballfield pump stations
- Installed new impellor and wear ring on pump #1 at the Motel 6 pump station
- Assisted engineering with the Ralston sewer project and the 311 El Camino Real project

Storm Division

- Swept 99 curb miles and collected 9.25 tons of debris
- Inspected and cleaned 2 storm pump stations
- Twice weekly inspection of Water Dog Lake Trail including the V-ditch, the spillway, the dock, and emptied 8 trash cans
- Conducted on-land cleanup at 2 hot spot locations creek embankment behind Carlmont Shopping Center, and along Belmont Creek between Shoreway Road and O'Neill Slough
- On-land cleanup at 2 hot spot locations Carlmont Shopping Center and Belmont creek between Shoreway Road and O'Neill Slough

Traffic Operations

- Weekly visual inspections for preventative maintenance of intersections
- Visual inspection of lighted crosswalk
- Replaced 7 signs
- Ralston banners –1 down, 2 up
- Trimmed overgrown weeds on Mountain View Ave at dead end
- Assisted Street paving crew with paving in front of 1640 Molitor (4.5 tons of asphalt)
- Fabricated 1 signs
- Removed graffiti in 1 locations
- Replaced 2 damaged pole for sign in 2 location
- Saw cut/Dig out/pave IFO 2524 Read Ave (3 tons)
- Removed graffiti from stop sign westbound San Juan at Monte Cresta
- City Hall aerial truck demonstration

The following work was performed at the San Juan Pump Station:

- Removed abandoned transducer and cable from Pump #1
- Rerouted main power supply in Pump #2 cabinet
- Relocated uninterruptible power supply into main power supply cabinet
- Relocated visual window in Pump #2 cabinet
- Installed metal plate over old window opening in Pump #2 cabinet
- Rerouted existing transducer for Pump #1 and rehung with a carabiner (metal spring loop)
- Removed abandoned float cables from Pump #2
- Removed abandoned wire hangar from wet well
- Replaced hardware in bottom kick-plates of all three power supply cabinets

Streets Division

- Marked out 15 locations for Underground Service Alerts
- Saw cut and dig out in preparation for paving at 2524 Read Avenue
- Saw cut and dig out in preparation for paving at 1640 Molitor Road
- Paved 3 tons of asphalt in front of 2524 Read Avenue
- Paved 4 ½ tons of asphalt in front of 1640 Molitor
- Saw cut at 3 locations on Read Avenue



Car Wash Coupons Available

When you wash your car in the driveway or street, contaminants such as oil, grease, and metals (copper, nickel and zinc) as well as the dirt and soap can flow into storm drains, which discharge directly into our local creeks and the San Francisco Bay, polluting our environment.

To help keep car wash pollution out of the stormdrain, take it to your local car wash.

To get your free car wash <u>discount</u> coupon, contact <u>dlynn@belmont.gov</u> or call the Public Works Department at 650-595-7425.



Less Toxic Pest Management

When pests bug you, you can manage pests naturally with less-toxic pest control. The "Our Water Our World" program is intended to help stores participating in the program to stock less-toxic products that are compatible with Integrated Pest Management. This will help you manage home and garden pests in a way that protects the health and safety of your family, pets, and the environment without using pesticides with chemicals.



AB 341 Mandatory Commercial Recycling

As of July 1, 2012, California requires all businesses that generate four (4) or more cubic yards of garbage per week and multi-family dwellings with five (5) or more units to recycle.* The specific statutory language for the law (Assembly Bill 341) can be found in the State's Public Resources Code: PRC Division 30, Part 3, Chapter 12.8, Section 42649.

For compliance, commercial recycling resources and other information for businesses and multi-family dwellings, visit RethinkWaste-Mandatory commercial.



The County of San Mateo RecycleWorks Program Offers Free Certification Courses

The County of San Mateo RecycleWorks Program is offering free certification courses as part of a new program called the RecycleWorks Volunteer Academy. These courses will provide students with knowledge about conserving resources in addition to promoting environmental awareness in San Mateo County. Visit http://www.recycleworks.org/ to learn more.



RecycleWorks

County of San Mateo, RecycleWorks Program

555 County Center 5th Floor, Redwood City, CA 94063, website: www.RecycleWorks.org, toll free hotline: 1-888-442-2666

Hiller Sewer Pump Station Landscaping Goes Drought Tolerant

The Public Works Sewer Division got down and dirty last week changing out the landscaping that fronts the Hiller Pump Station property. The maintenance crew dug up the partially brown, water-loving grass and old concrete paving grids in front of the pump station entry gate on Tuesday, June 11th. The grass was replaced with decomposed granite and drought tolerant Elk Blue California Gray Rush [Juncus Patens].

Decomposed granite packs well and provides excellent drainage and ideal for traffic areas, making it the top choice for this site access improvement and water conserving landscape project. This upgrade will help with water conservation efforts, and provide an aesthetically pleasing look to the pump station property.









Sanitary Sewer Force Main Assessment Project and Demonstration

The City of Belmont operates approximately five (5) linear miles of force mains throughout the City. Force mains are pipelines that convey wastewater under pressure from the discharge side of a pump to a discharge point in the gravity sewer system. Main Assessment Project will evaluate the condition of the force main using the latest technology. The Department of Public Works has started a Sanitary Sewer Force Main Condition Assessment project. This project involves detailed inspections and condition assessment of the existing pressurized pipes including deployment of various inspection technique, selected excavations and visual condition assessments.

On June 25th, the City of Belmont and Pure Technologies will be conducting a <u>SmartBall</u> <u>Leak and Air Pocket DetectionTechnical Presentation & System Demonstration</u> at the San Juan Pump Station located on East Laurel Creek.



<u>SmartBall®</u> is an innovative leak detection technology. It is a free-swimming, non-tethered ball capable of detecting acoustic activity associated with leaks and pockets of trapped gas in pressurized pipelines. SmartBall is inserted into a live pipeline and travels with the flow collecting location and size information about leaks and pockets of trapped gas. Check out the <u>animated video</u>. Additional SmartBall Inspections will take place on the force mains located at East Laurel Creek Road, North Road/El Camino Real, Island Park, and Hiller Street at a later date.

In addition, corrosion inspection of force mains will start on June 20th at various locations. The Contractor, Express Plumbing, will be excavating access pits for observation and inspection of corrosion damage. The pits will be plated over during the course of inspection. After the inspection is completed, the excavated pits will be backfilled and paved over. The work will take approximately 3 weeks and measures will be taken to minimize any disturbance to the residents and provide access to driveways at all times.

If you have any questions or would like to learn more about the project, please contact Department of Public Works at (650) 595-7425.

Redwood Shores Elementary - 2nd Graders Visit City Hall

City Staff and Councilmember Stone hosted the fourth elementary school tour of Belmont City Hall. Ms. Martin's 2nd grade students from Redwood Shores Elementary got demonstration of City vehicles and equipment; they toured the Police Department and participated in a mock Council meeting to discuss future plans for Davey Glen Park.







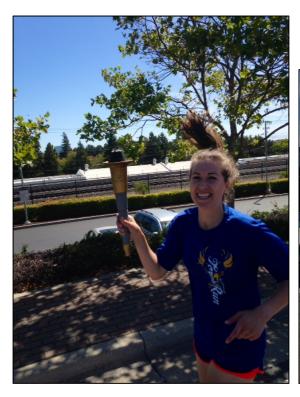


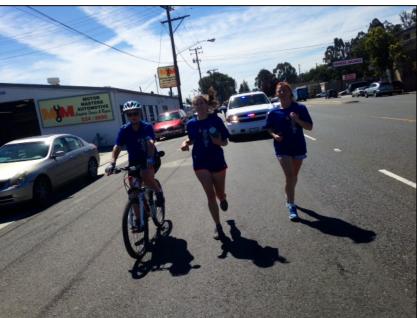


Special Olympics Law Enforcement Torch Run

20th, Belmont employees Friday, June participated in The Special Olympics Law Enforcement Torch Run organized by Belmont Police Department's Judy Pardini. City Clerk Terri Cook, who rode her bike as far as 9th Avenue in San Mateo, for a total round trip of 12 miles, and Parks and Recreation's Sinead Cunningham joined Judy along the 1.5 mile length of Belmont on El Camino Real. Participants raised money to take part in the largest year-round fund-raising vehicle benefiting Special Olympics Northern California.







Twin Pines Community Center

	Monday	Tuesday	Wednesday	Thursday	Friday
1:00	Bread Program Video Aerobics Italian Chat Spanish Chat Book Group French Chat Chair Dancing	9:30 Walking Group 9:30 Gentle Tai Chi 10:00 English Conversation 11:30 Lunch Program 12:00 Drop-In Canasta 12:15 Classic Movie 12:30 Crafts Group	4 8:45 Strength Training 9:30 Video Aerobics 9:30 Bread Program 1 10:00 Spanish Class 10:30 Zumba Gold 11:30 German Class 11:30 Lunch Program 12:15 New Movie 12:30 Drop-In Pinochle/Hearts 7:00 DANCE NIGHT	9:00 Garden Club 9:30 Walking Group 9:30 Go 4 Life Fitness Video 9:30 Drop-In Canasta 11:30 Lunch with Jonathan 12:15 Wii Bowling 12:30 Drop-In Bridge 1:00 Drop-In Art Group	9:30 Chair Yoga with Adriana 1:00 BINGO 2:00 Mandarin Conversation
9:30 10:00 1:00 2:00 2:00	Bread Program Video Aerobics Ukulele Sing Along Italian Chat Spanish Chat Arthritis Exercise French Chat Chair Dancing	9:30 Walking Group 9:30 Gentle Tai Chi 10:00 English Conversation 11:30 Father's Day Lunch 12:00 Drop-In Canasta 12:15 Foreign Film 12:30 Crafts Group	10:30 Zumba Gold 11:30 German Class 11:30 Lunch Program 12:15 New Movie 12:30 Drop-In Pinochle/Hearts	9:30 Go 4 Life Fitness Video 9:30 Walking Group 9:30 Drop-In Canasta 11:00 Arthritis Exercise 11:30 Birthday Lunch 12:15 Wii Bowling 12:30 Drop-In Bridge 1:00 Drop-In Art Group	9:30 Chair Yoga with Adrian: 1:30 Mah Jong 1:30 Ping Pong! 2:00 Mandarin Conversation
16 9:30 9:30 9:30 10:00 1:00 2:00 2:00	Bread Program Video Aerobics Italian Chat Spanish Chat Arthritis Exercise French Chat Chair Dancing	9:30 Blood Pressure 9:30 Walking Group 9:30 Gentle Tai Chi 10:00 Senior Club Meetin 10:00 English Conversation 11:30 Lunch Program 12:00 Drop-In Canasta 12:15 Classic Movie 12:30 Crafts Group		9:30 Go 4 Life Fitness 9:30 Walking Group 9:30 Drop-In Canasta 11:00 Arthritis Exercise 11:30 Bingo Lunch with Central Elementary School 12:15 Wii Bowling 12:30 Drop-In Bridge 1:00 Drop-In Art Group 2:00 History Group	9:30 Chair Yoga with Adrian: 1:00 BINGO 2:00 Mandarin Conversation
10:00 10:00 10:00 1:00 2:00 2:00	9:30 Bread Program Video Aerobics Stamp Collectors Opinion Exchange W/ Jim Dunbar Italian Chat Spanish Chat Arthritis Exercise French Chat Chair Dancing	9:30 Walking Group 9:30 Gentle Tai Chi 10:00 English Conversation 11:30 Lunch Program 12:00 Drop-In Canasta 12:15 Foreign Film 12:30 Crafts Group	9:30 Video Aerobics 9:30 Bread Program 10:00 Spanish Class 10:30 Zumba Gold 11:30 German Class 11:30 Lunch Program 12:15 New Movie 12:30 Drop-In Pinochle/Hearts	9:30 Go 4 Life Fitness Video 9:30 Walking Group 9:30 Drop-In Canasta 11:00 Arthritis Exercise 11:30 Lunch Program 12:15 Wii Bowling 12:30 Drop-In Bridge 1:00 Drop-In Art Group 2:00 History Group	9:30 Chair Yowith Adriana 1:00 PS Performel Variety Show 1:00 Raspberry Pi 1:30 Mah Jong 1:30 Ping Pong! 2:00 Futurists Mandarin Conversation
30 9:30 9:30 9:30 10:00 1:00 2:00 2:00	Bread Program Video Aerobics Italian Chat Spanish Chat Arthritis Exercise French Chat Chair Dancing		Center Open Monda 8:30am - 4pn ne activities are drop-in, some r ivities are subject to change. Pla irm.	require registration.	

Belmont Public Library Calendar of Events

